



## Princess Margaret Road, East Tilbury Village

Guide Price £650,000



- A fantastic size three/four bedroom detached family home
- Located in the highly desirable East Tilbury Village
- Excellent size living space throughout
- Lovely size lounge and dining room
- Large kitchen/breakfast room and a utility room
- Ground floor wc and first floor family bathroom
- Ground floor bedroom/office with en-suite wet room
- Three large first floor bedrooms
- Great size rear garden with a summerhouse/games room and an office
- Driveway parking and garage



**Nestled in the charming East Tilbury Village, this splendid three/four-bedroom detached family home on Princess Margaret Road offers an exceptional living experience. The property is well-presented and boasts generous living space, making it ideal for families seeking comfort and style.**

**Upon entering, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The ground floor features a spacious lounge, perfect for relaxation and entertaining, alongside a large kitchen that caters to all your culinary needs and a utility room. The dining room is also of great size, providing an excellent setting for family meals and gatherings. Additionally, there is a versatile ground floor bedroom that can serve as an office, complete with an en-suite shower room for added convenience.**

**As you ascend to the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation. The family bathroom on this level is well-appointed, ensuring comfort for all residents.**

**Externally, the property is equally impressive, featuring a large rear garden that is perfect for outdoor activities and relaxation. A summerhouse or games room adds a delightful touch, providing a space for leisure and entertainment. Furthermore, there is an office in the garden, ideal for those who work from home. The front of the property offers driveway parking and a garage, ensuring convenience for you and your guests.**

**This delightful home in East Tilbury Village is not to be missed, combining spacious living with a tranquil setting, making it the perfect place for family life.**

**Guide Price £650,000 - £750,000**

Entrance hall commences with stairs leading to first floor accommodation.  
Access is given to ground floor cloakroom/WC.  
Lounge 16'7 x 13'0 (5.06m x 3.96m) double glazed window to front. Coved ceiling.  
Double doors open into dining area.  
Dining Area 13'0 x 10'3 x (3.96m x 3.12m) Patio sliding doors open into office with wet room.  
Office 12'3 x 9'9 (3.74m x 9'9m) French double glazed doors to rear. Double glazed window to side.  
Wet Room comprises larger than average shower cubicle.

The heart of the home is the stunning kitchen/breakfast room 22'10 x 15'4 (6.96m x 4.67m) External door to garden. Double glazed window. An array of white wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Twin encased ovens. Matching centre/storage island housing hob. Smooth ceiling with ample spotlighting incorporating feature extractor hood and "Lantern" style roof windows. Tiled flooring fitted with underfloor heating. Keeping with the same theme, remaining appliances can be housed in the utility room, with underfloor heating fitted. 7'7 x 5'10 (2.30m x 1.77m)

First floor landing is home to three bedrooms and family four piece bathroom.  
Main bedroom 18'5 x 13'5 (5.62m x 4.10m) double glazed window to rear.  
Bedroom two 14'11 x 11'5 (4.56m x 3.48m) double glazed window to front.  
Bedroom three 12'1 x 9'9 (3.68m x 2.97m) double glazed window to front.  
Bathroom comprises white panel bath fitted with shower/mixer tap. Corner shower cubicle, vanity wash hand basin and WC. Tiling to walls. Obscure double glazed window.

Externally the property has an amazing manicured rear garden. Commencing with large patio seating area. Matching path leads to rear patio seating area fitted with remote electronic sun/rain awning. Remaining garden is lawned lined with mature conifer hedging.  
Summerhouse/Home Office/Storage Room 14'10 x 10'0 (4.53m x 3.04m) Patio sliding doors fronting. Power and light connected. Underfloor heating available.  
Studio 14'10 x 11'3 (4.53m x 3.42m) Patio sliding doors fronting. Power and light connected.  
Driveway parking to front.

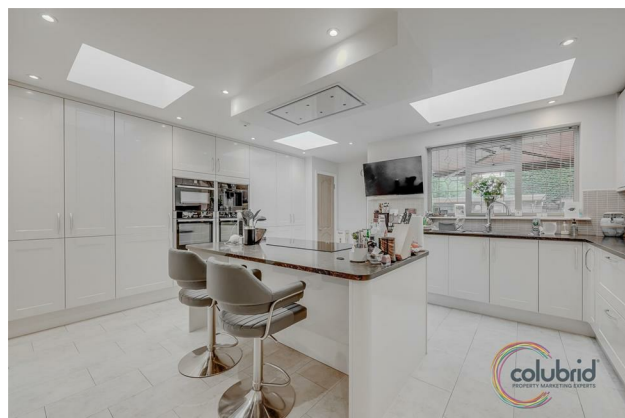
Further Details:  
Solar panels on South West facing rear roof  
Daikin air conditioning fitted throughout  
Kinetic block water softener fitted  
CCTV cameras fitted

Council Tax Band: E  
Local Authority: Thurrock

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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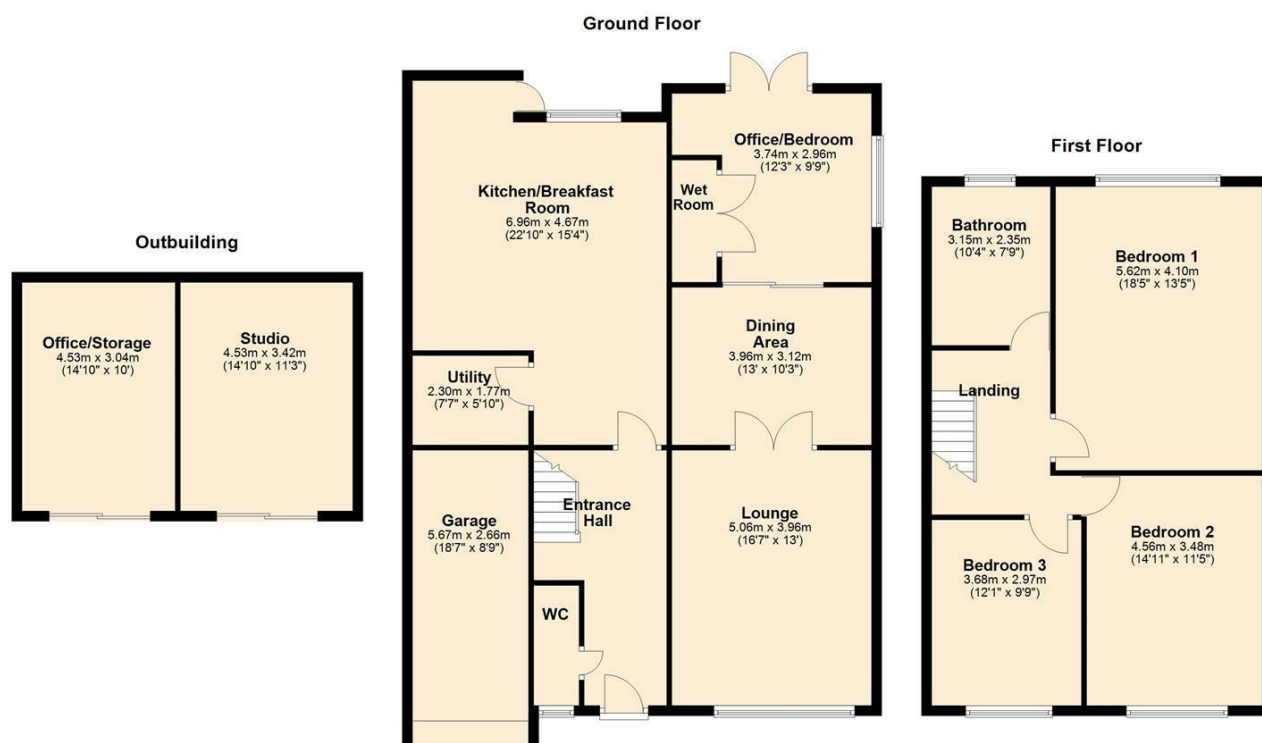
## THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

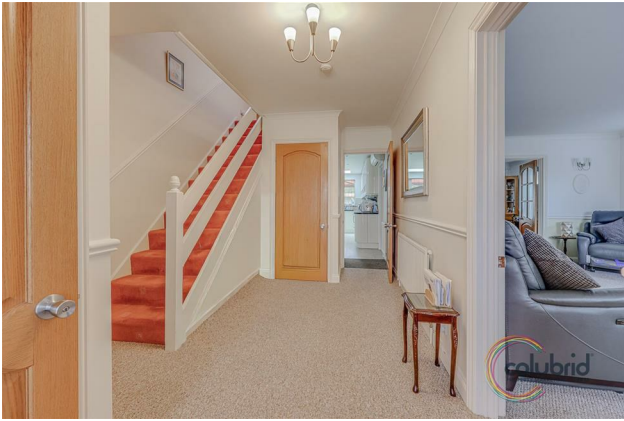
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.







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